

GEORGETOWN COMMONS HOMES

MINUTES OF MEETING – October 18, 2017

President-Donald Masecar; Vice-President- Cecile Horkheimer, Treasurer-David McDonald; Secretary-Doretta O'Connor; Board Members-Joanne Smoyer; Julie Gusmerotti

ABSENT: Joanne Smoyer

COMPASS: Jordan Debes & Andy Roseto

Meeting commenced @6:30 P.M.

HOMEOWNERS FORUM: 14 Residents Present

ELAINE RINGELSTEIN, 6 Georgetown Ln., stated – She & husband Burt have lived here since 1975. The sale of 4 Georgetown Ln. is a concern! Can Board control from renting or LLC?

Pres. Don advised that realtors are contacted to stated laws of NO Renting 1st five years. A Fine of \$100.00 per day is issued if law is not obeyed.

DEB SCOTT, 22 Georgetown Ln., stated – The Clubhouse steps are uneven going into workout room (she uses daily) and has fallen two times. The first time no injury however last time she broke a bone in her foot. Second fall due to her becoming distracted while she was watching contractors at pool and walking on step at the same time.

Pres. Don advised “sorry for injury she incurred” and the steps would be looked at & discussed by Board.

HANS KURZIK, 30 Huxley Way stated – THANK YOU for the action taken with Box Elder Beetles.

MARILYN LYONS-BODEN, 7 Dunbridge Ln., stated – Parking issue with neighbor and their company. They park up to garage door and makes her turn out of garage an issue. She has asked them to move and this has not been favorable.

A letter sent to 32 Dunbridge to advise parking restrictions.

CONNIE TRIPP, 6 Dunbridge Ln., stated – Steps to Clubhouse are difficult and a sign should be posted.

WALTER THOMPSON, 84 Huxley Way, stated – He has been stopped by police two times regarding 72 Huxley Way. Has there been a break in and the place cleaned out?

Andy advised, the Foreclosure Company sent to clean out #72 as the place was sold and new owners have possession.

LINDA FITZGERALD, 7 Georgetown Ln., stated – Many CONCERNS regarding; Gutters, Wet wall by West corner, Roof Vent not properly maintained, has a new deck but Fence is an issue. Linda presented with photos and documentation that was left with the Board.

Andy will review all and also install a new Fence in the Spring.

Approval of minutes for Board Meeting,

MOTION by David McDonald to approve; Seconded by Cecile Horkheimer, MOTION APPROVED.

\$66,000. Loss vs \$43,000. Budget loss = \$23,000 difference, operating funds and unexpected maintenance fees. \$35,000. Behind budget, same time last year. Also, Annual Insurance Policy is \$60,000., cost is the bottom line.

Contingent Fund needs to be planned for future budgets.

HOA healthy but we are losing money, to date.

COMMITTEE REPORTS:

Connie Tripp, 6 Dunbridge Lane – Questioned if a Board Member will work with Social Committee, as there is no Chair. Board will review and reply.

Long Term Planning – Will be after tonight's Executive Meeting with Hans Porte.

OLD BUSINESS:

1 EPC, Cecile Horkheimer and Connie Tripp will include information, monthly, in the Crier. Also, "Yellow Dot" program has been obtained and will be discussed at next Board Meeting.

#2 Proposals for Dunbridge Heights (#25-39) and Huxley Way (#72-86) drainage will be discussed at next Board Meeting. Project is the beginning of Spring 2018.

MOTION, to reopen and discuss the Sliding Pocket Doors in Clubhouse, by Julie Gusmerotti and SECONDED by David McDonald.

Sliding Pocket Doors, Glass vs Wood Panels.

The Bid for \$2,500. was for Glass Panes, cost would lower if changed to Wood Panels.

Discussion Glass would give more light and improve the looks for Clubhouse. Wood panels would give option for two events with privacy or closed for a smaller group in Fireplace Room.

Discussion opened to Homeowners present. After much discussion including not needed at all, privacy, light, the look: Overall decision voted for Wood Panels.

NEW BUSINESS: N/A

HOMEOWNERS FORUM:

Sylvia Vecellio – 44 Huxley Way – stated, Could Clubhouse steps be stenciled “CAUTION” vs a standing sign?

Steps at Clubhouse to be discussed at Executive Session and brought to future Board Meeting.

Meeting Adjourned @7:41 P.M.

Respectfully submitted,

Doretta F. O'Connor, Secretary